

MEMORANDUM



RANCHO PALOS VERDES

TO: CAROLYN LEHR, CITY MANAGER
FROM: RAY HOLLAND, DIRECTOR OF PUBLIC WORKS
DATE: JUNE 29, 2011
SUBJECT: WEEKLY ADMINISTRATIVE REPORT

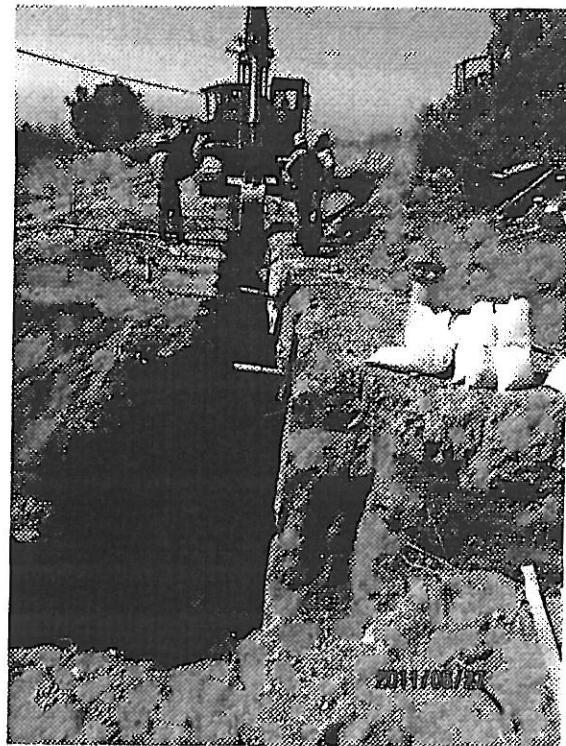
Ray Holland

WILLDAN INSPECTION REPORT

Attached is the report from Willdan regarding the Ladera Linda facility that was recently requested by a City Council Member. Please note that the report is formatted by combining it with the City Building report and adding a comment column. For reference purposes, the City Building Inspection is the left hand column and Willdan comments are on the right-sided column. In summary, the Willdan Report indicates the City Building Department report was quite thorough and seems well founded. The report goes on to state that at a minimum, seismic retrofitting should be considered and given potential repairs and maintenance costs, coupled with such a retrofit, a new facility might be a better investment.

SAN RAMON CANYON SEWER RELOCATION

Work on the sewer relocation project along PVDE switchbacks continues this week. The Contractor has set up his staging area at the lowest switchback and has begun to install the new 8-inch sewer line that will replace the segment that runs too close to the edge the steep canyon walls. Motorists and bicyclists using the switchbacks are advised to use caution in the construction zone as there is ingress and egress activity on both sides of the road. Periodic lane closures should be expected over the next week while work is completed along the roadway. Any lane closures will allow for traffic to proceed in each direction as directed by flaggers. Please drive carefully. Work on the project will continue until mid to late August.



LADERA LINDA

On Thursday, June 2, 2011, Richard Kellogg, Willdan Inspector, accompanied Emilio Blanco, and a member of his maintenance staff, on an inspection tour of the Ladera Linda facility: Both of whom have a wealth of information about the property. It is difficult to add new information to the city building department's report on the property, as it was quite thorough and seems well founded. We have incorporated parts of this Working Draft Document and photographs taken by Emilio into this report.

City of Rancho Palos Verdes Draft Working Doc.

Willdan Comments

<p>The valley/bowl locations of this site makes it prone to mudslides and drainage issues from the adjacent hillsides. (This condition affects the upper road areas leading to the hiking areas).</p>	<p>The grounds and the buildings for their age, and given the sites location in the salty ocean air, are very well maintained. The same can be said for the interiors of the buildings we went through.</p> <p>Site pad. The facility sits above a residential neighborhood towards the ocean. The embankment between them is an irrigated landscape, with a series of "V" ditches horizontally, and looks very stable in terms of erosion. The embankment on the opposite side, from the parking lot up to Forrestal Drive, also seems to offer protection to the site. On site the storm drains appear to be well located in terms of placement and elevation. A good portion of the storm water runoff from the playground / parking area terrace above flows down to the Ladera Linda parking lot. This parking lot appears to be in fair condition, and will need resurfacing in the near future. It seems to have good drainage. It is vital that the storm drains and irrigation systems continue to be well maintained.</p>
<p>The building is not weatherproof in some areas, since the irrigation system this corroded the exterior wall panels. (Wall panels have been patched or replaced).</p>	<p>Structures. The buildings appear to be a prefabricated, assembled on site, interlocking metallic panel constructed, school class room type units. Each rectangular shaped unit consists of one long and two short - more or</p>

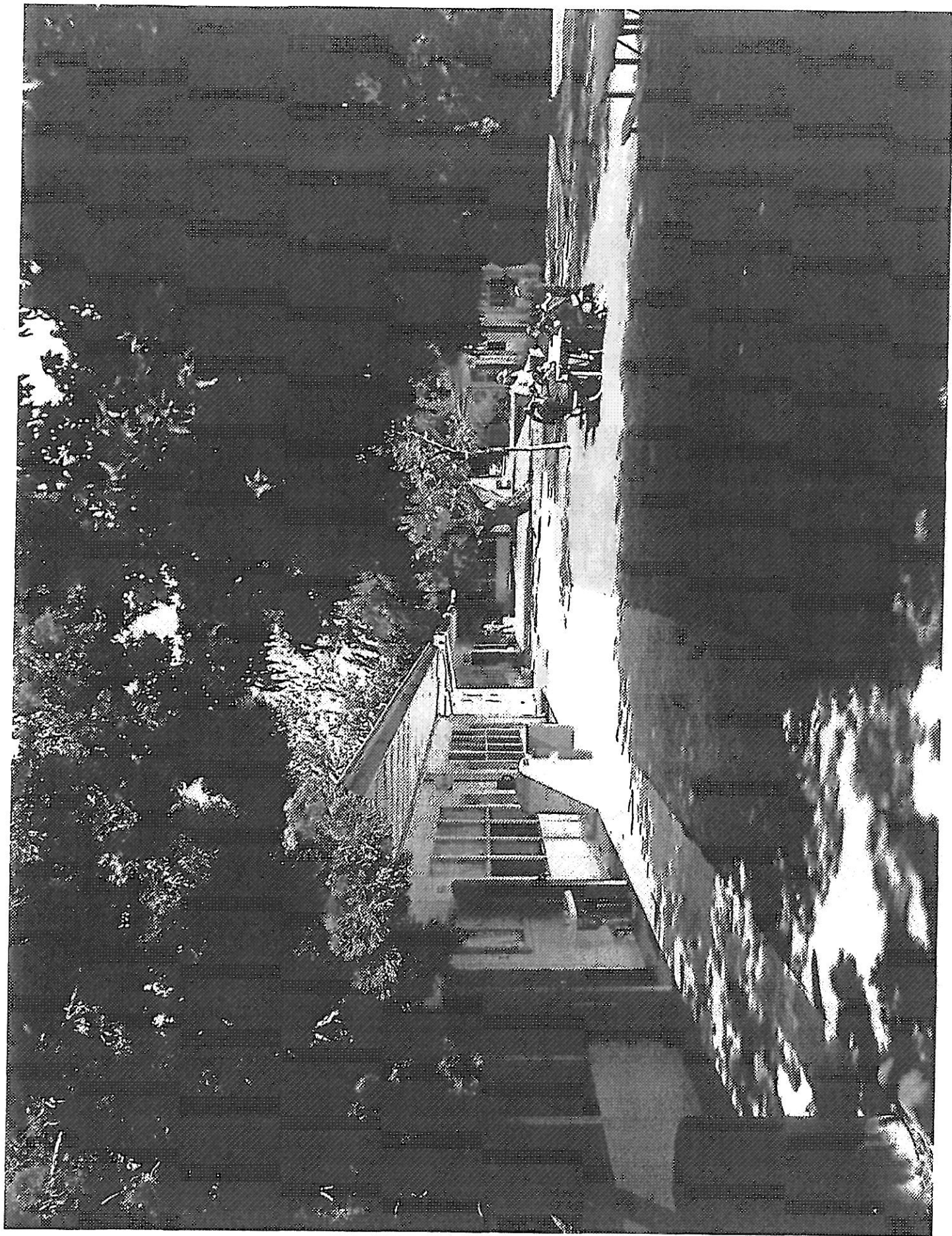
<p>Current construction does not comply with current seismic, fire/life-safety requirements. (This was not required at the Time/Date of original construction).</p> <p>Portions of new storage area additions are not fire resistive or 1 hour construction. (Condition remains on the addition area. The detached shed building will be relocated).</p> <p>Door heights of less than 6'8" high in building B (Conditions still remain).</p> <p>Fire/Life Safety: No fire sprinklers. (This was not required at the Time/Date of original construction).</p>	<p>less solid walls (with short, high windows in the rear long wall), and a front wall composed of windows and doors across the majority of it. The roof extends as an owning cover, over the front wall.</p> <p>Some of the panels have been patched, and an occasional vertical trim piece (located between each panel) is coming loose. One such trim piece moved enough to show that the panels do have an interior connection between them, yet it is hard to know how important a connective value the screws on both sides of these vertical trim pieces play, in holding the buildings together structurally. And although the building exteriors are routinely painted, it is as difficult to know how well the vertical and horizontal exterior fasteners have maintained their strength over the years in the weather, as it is to know how well the walls are anchored to their foundations. Yet the front walls, by their very openness in terms of wall area, appear weak in terms of shear.</p> <p>The fencing around the electrical service equipment area has significant dry rot damages around its base.</p> <p>From the stairs to the play equipment yard above, the roof on building "J" and "K" looked to be in good condition.</p>
<p>Accessibility: No approved fully accessible restrooms exist. Missing ramps from the classroom doors to outdoor areas on the west side. The required door edge side strike clearance is not a minimum of 18" on the pull side of 12" on the push side at some of the doors. No lever hardware on the doors. Over ½" high door thresholds. Excessive slope at the ramp to the lower play yard. No ramp or lift to upper play yard. (Construction work with a 2011 valuation of \$132,536.28 or more triggers accessibility upgrades).</p>	<p>The classroom type buildings, restrooms, and grounds are existing, nonconforming in terms of accessibility.</p>

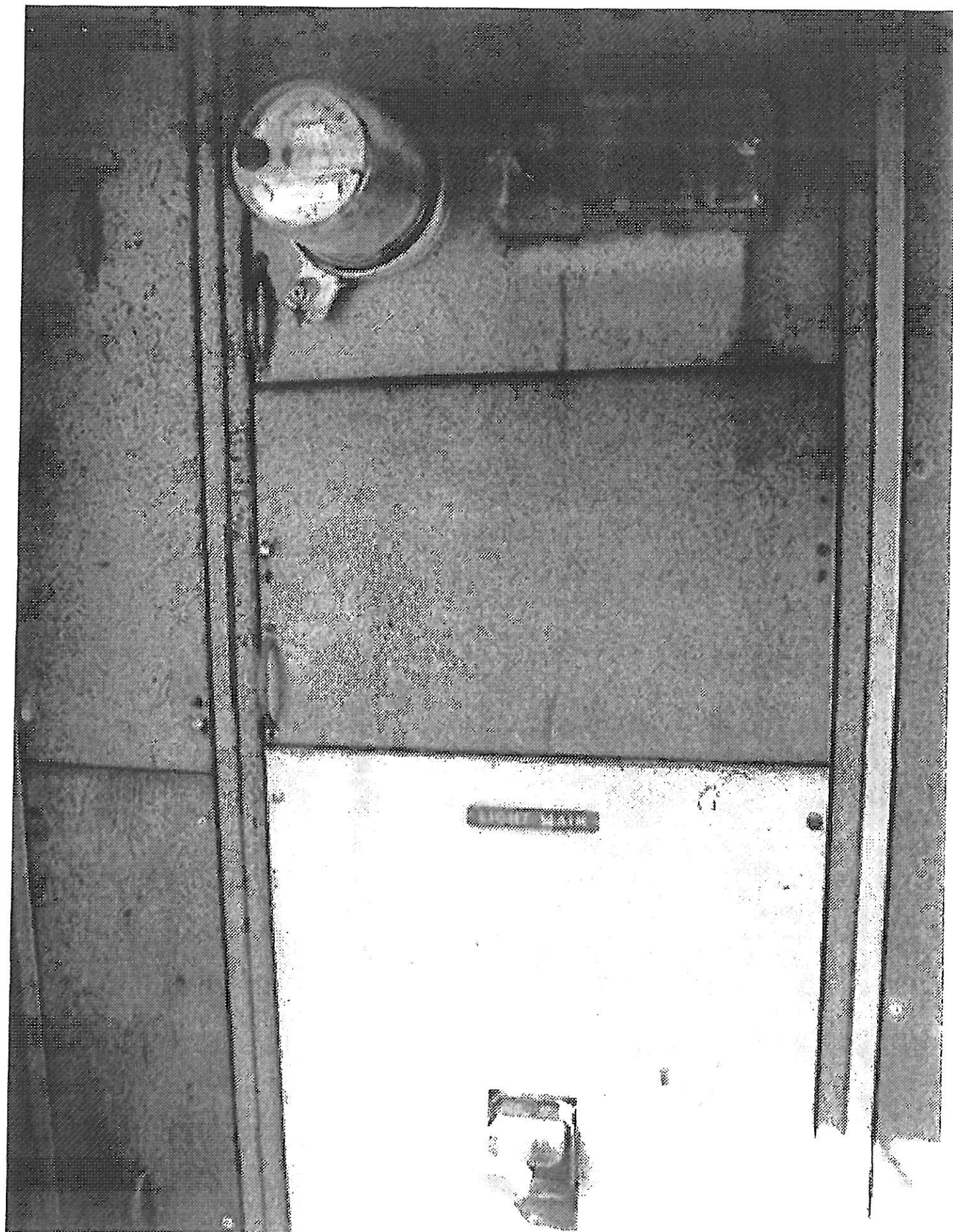
<p>Added west facing exterior doors leading to the play yard areas open up over a step down. Improper size landings were installed and no ramps were installed. Interior doors were installed that are less than 6'8" tall.</p> <p>Missing required door landings on the exterior side of building B. (Condition still remains).</p>	
<p>Electrical service is exposed to the weather and is located in areas subject to flooding. (Overhead roll up door must be kept closed to prevent weather exposure).</p> <p>Some of the sub panels have "Pushmatic" breakers which have been listed on a product alert or recall from the Consumer Product Safety Commission. (New breakers and sub panel was installed).</p> <p>Extension cords are being used as a substitute for permanent building wiring. (Condition changes based on tenants needs, Education on the use of cords or additional outlets can be provided).</p> <p>The electric conduit has corroded on the west side of the building where it rises from below the ground repaired with roof sealing material. (Condition was not found to be hazardous; upgrade/replacement of electrical utilities is anticipated).</p>	<p>Electrical. The electrical service, from the outside appears rusted, and is exposed to the atmosphere. It may well be that the electrical connections and components inside are deteriorating as well. The sub panels are antiquated. The sub panels in rooms "J" and "K" are labeled in a contradicting fashion. One roistered with "X-1" crossed out and with "D-1" next to it, indicating the panel disconnect at the service equipment The other showing both circuit breakers could be the disconnecting means. Receptacle placement is sparse- the office area receptacles look over loaded, with numerous cords plugged into them. The panel and circuit breakers in the custodial closet have no labeling, and projection from the wall intrudes on its working space. It appears that the whole electrical system is nearing or has reached the point needing replacement.</p>
<p>Leaking and deteriorating gas, waste, and water lines. (Conditions remain. Use of gas piping has been discontinued).</p> <p>Missing earthquake straps for the water heater(s). (Electric water heater installed with seismic straps).</p> <p>The water heater t&p drain needs to be run to the exterior of the building. (Electric water heater installed on the exterior).</p>	<p>Plumbing. It sounds as though a portion of the building sewer has been relined, yet that problems remain with both the building sewer and drain systems, both of which perhaps are nearing or have reached the point of replacement. It appears that the water piping was plumbed with copper pipe in the bathrooms, visible from an access panel in the custodian's closet. No signs of leaking were observed. The condition of water piping underground is unknown. The bathrooms have accessibility issues. Per the city report, the water heaters are non compliant in terms of earthquake strapping, and pressure temperature relief valve piping. Those units</p>

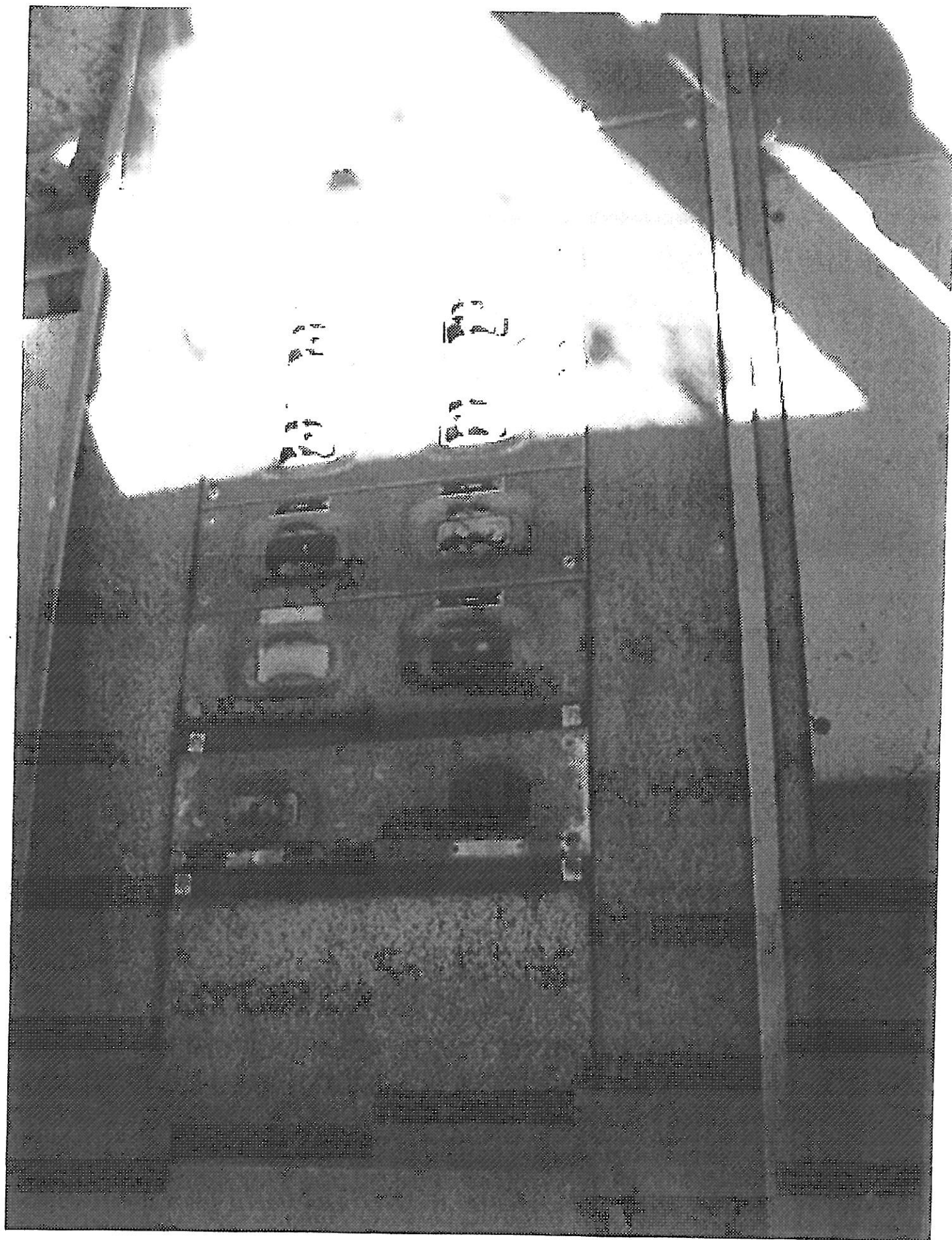
<p>The water supply shut off valves are not operable at many areas. (Conditions remain but new plumbing work has operable valves).</p> <p>Water to added preschool toilets was connected to irrigation line and also without a separate shutoff valve. (Condition remains).</p>	<p>out of site of their electrical panels, had no disconnect. Also per the city report, the bathrooms, and classroom sinks have accessibility issues.</p>
<p>The heating systems in the classrooms are very old and the flames were not all blue. This might indicate that there is a hazard of carbon monoxide which should be checked out by a gas company representative. (Use of gas heaters has been discontinued).</p> <p>The mechanical and electrical equipment is not seismic braced. (This was not required at the Time/Date of original construction).</p>	<p>Mechanical. The forced air heating equipment on site is original, and most likely so inefficient that it isn't worth repairing. The "temporary" electrical heaters are too small to provide comfort in the classrooms, and perhaps should be removed as a safety measure.</p>
	<p>In conclusion, the building structures and their electrical, plumbing and mechanical systems are existing, nonconforming, and could then certainly be used for recreational activities, public meetings and other such uses in their present form. Yet in terms of liability and safety, defects should be abated from the electrical, plumbing and electrical systems. Accessibility, at least to a minimal extent needs, to be upgraded. The structures themselves seem seismically questionable at best. At minimum seismic retrofitting should be considered. Given potential future repairs and maintenance costs, coupled with such a retrofit, a new facility might be a better investment.</p>

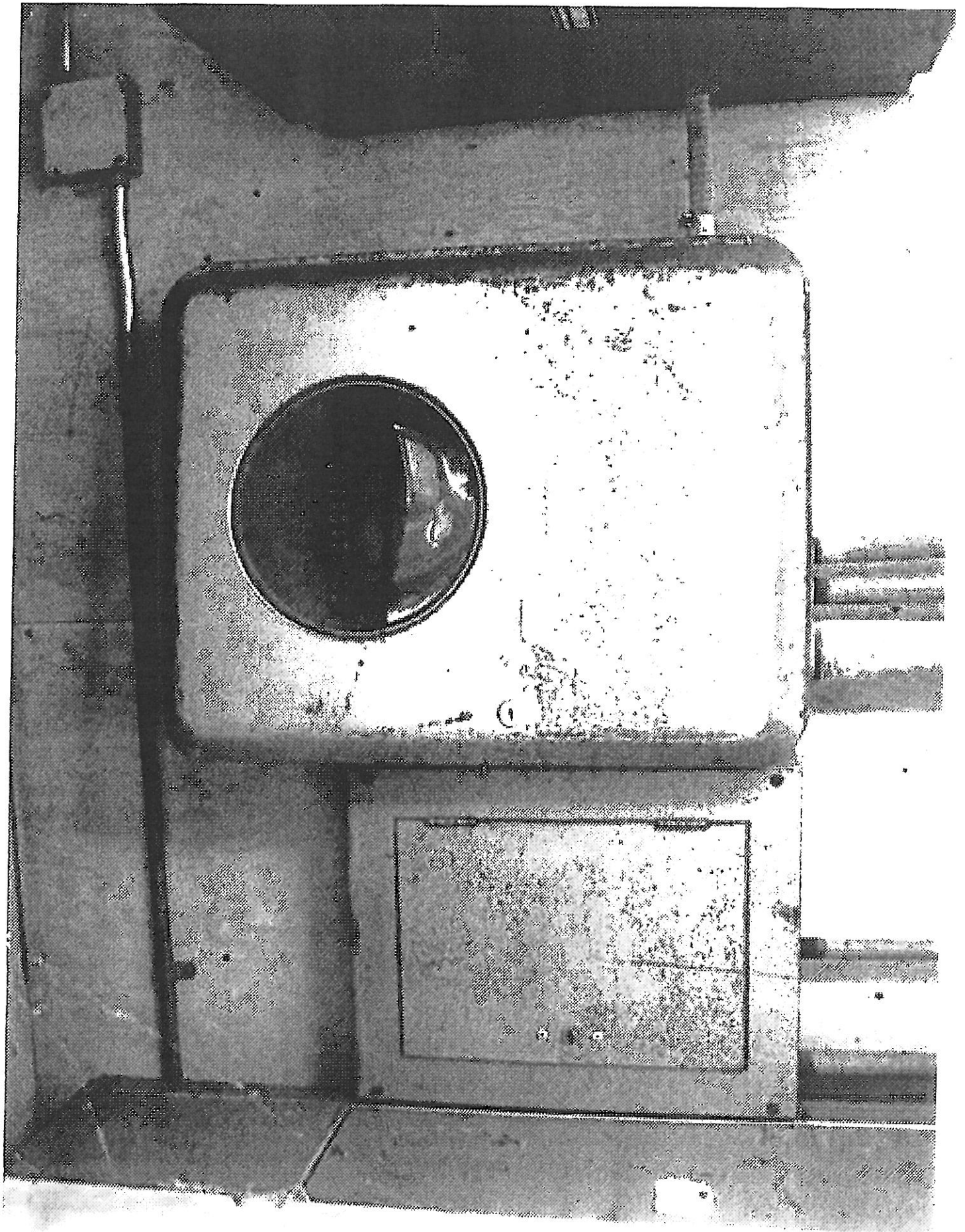
Enclosures

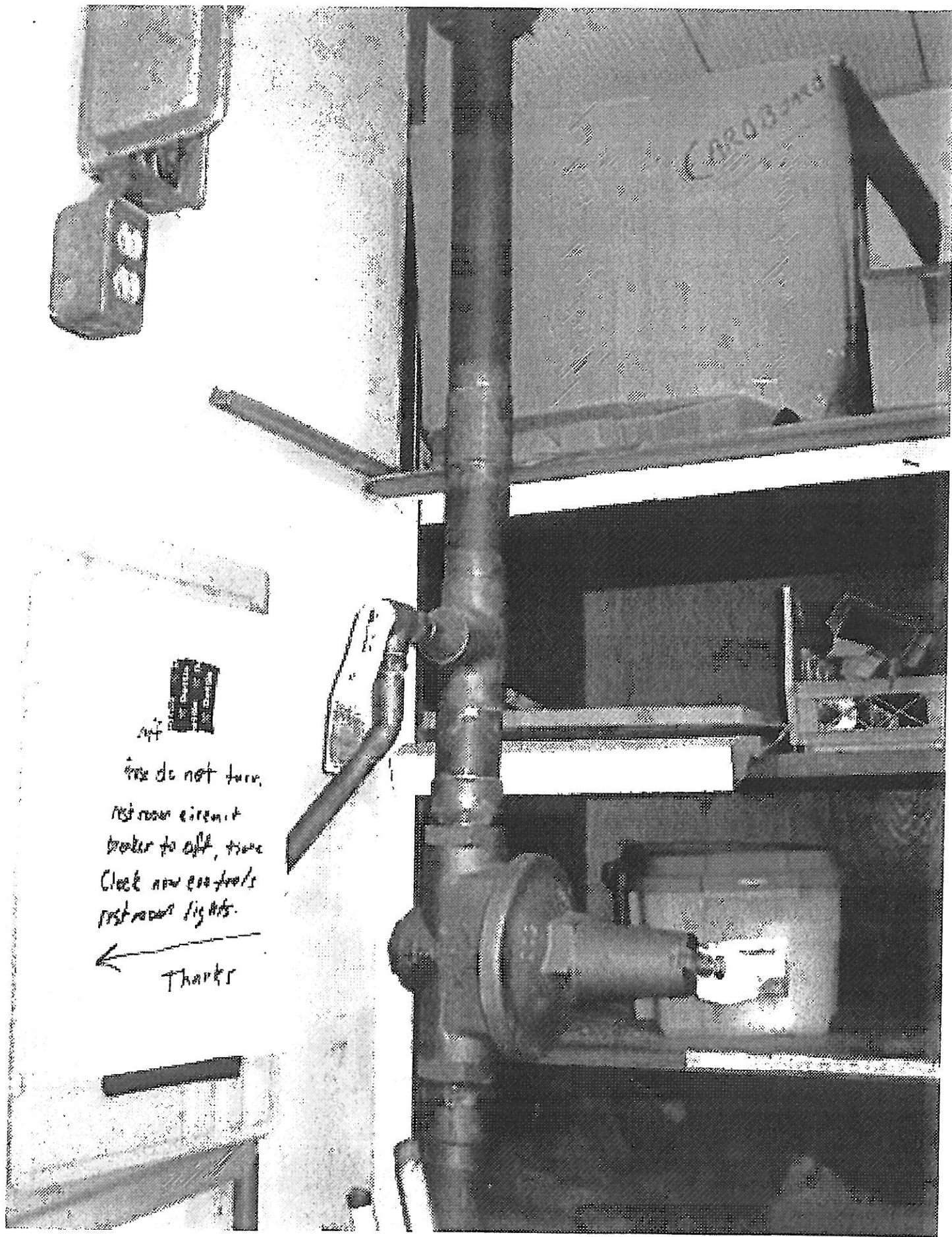






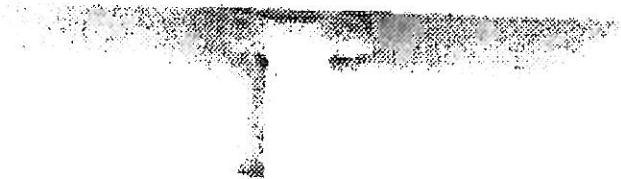
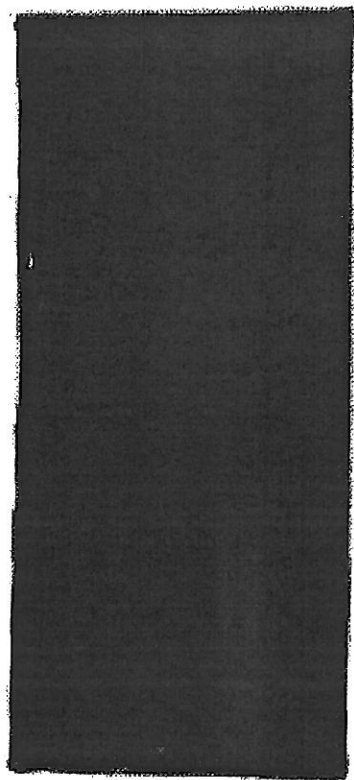


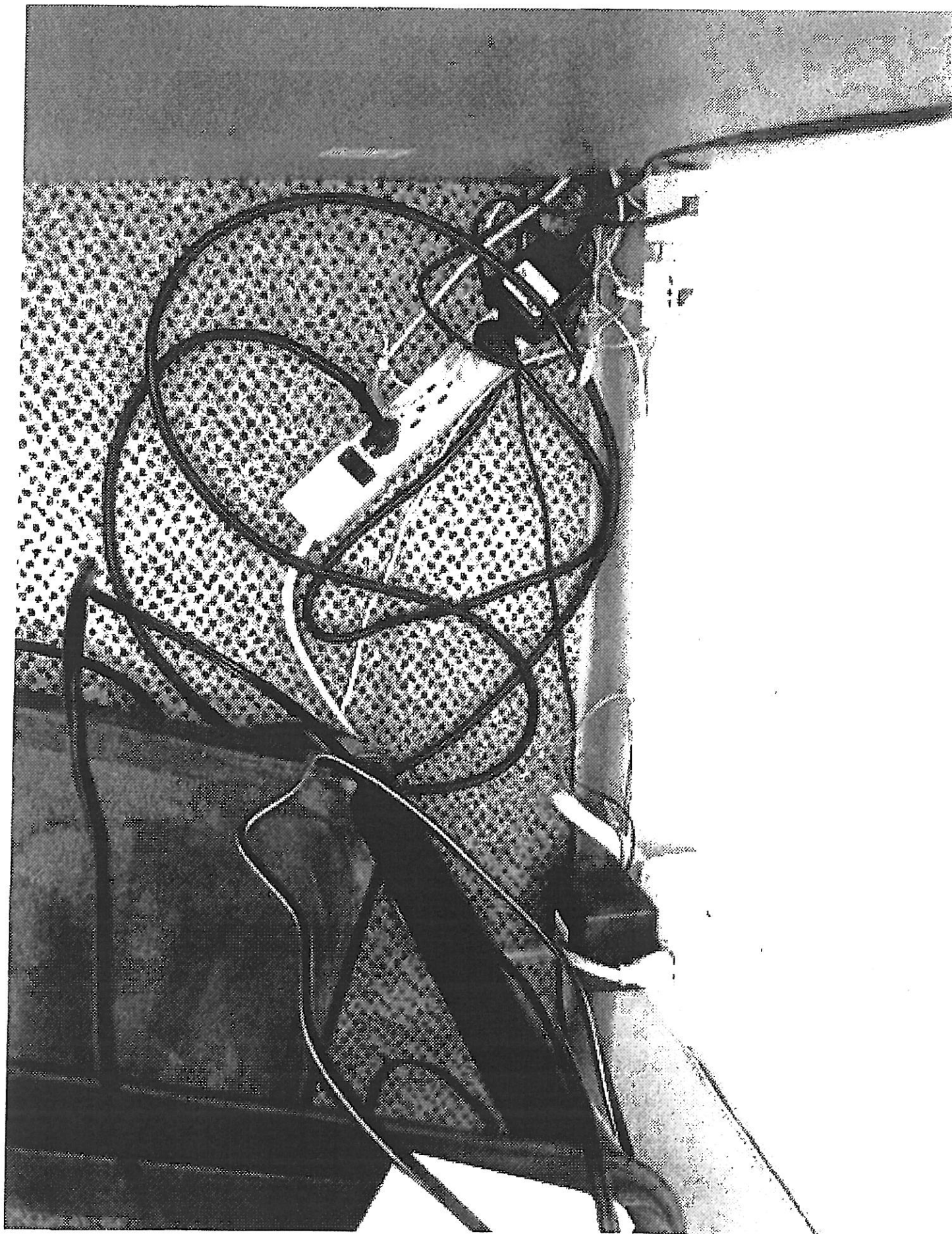


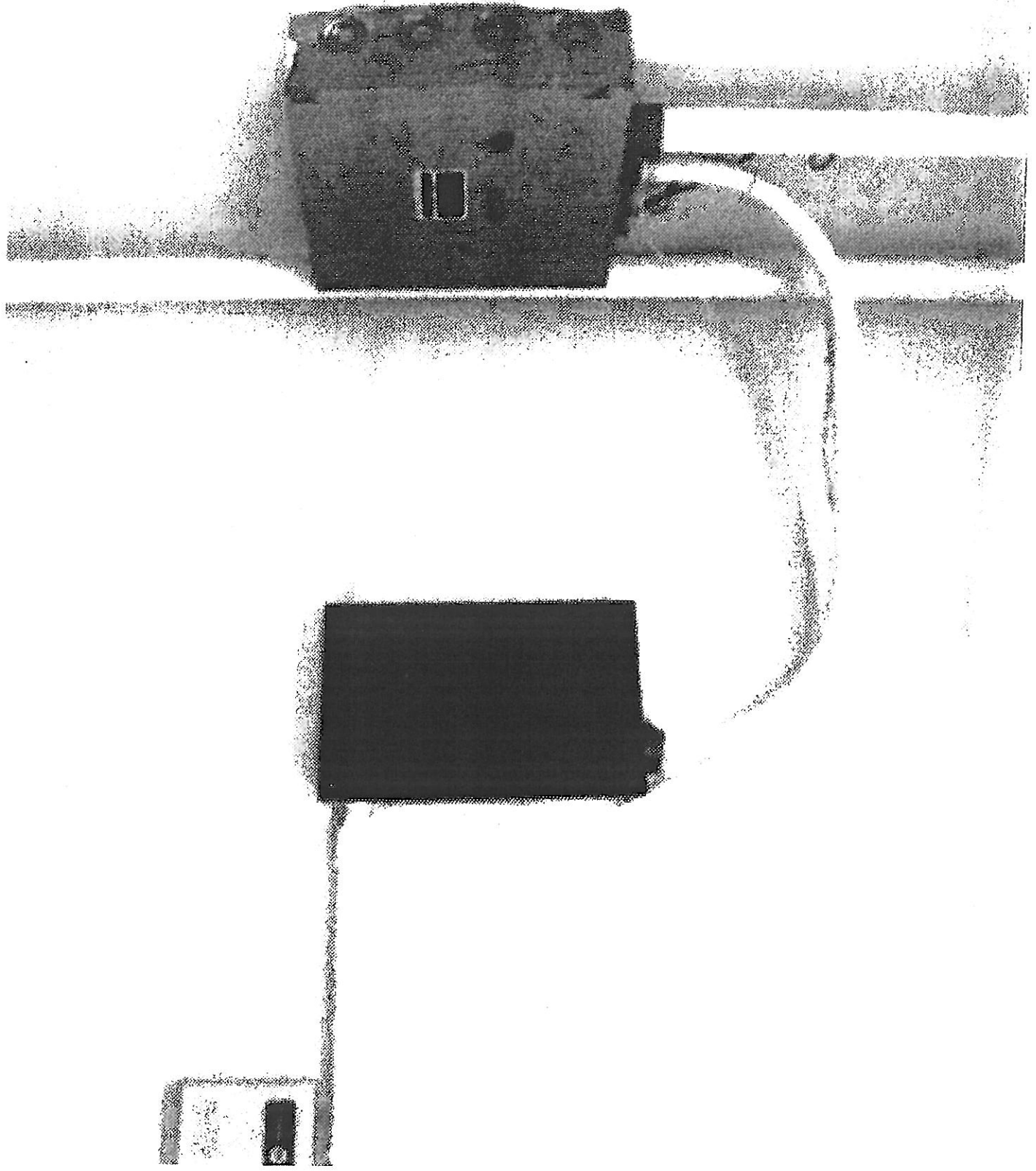


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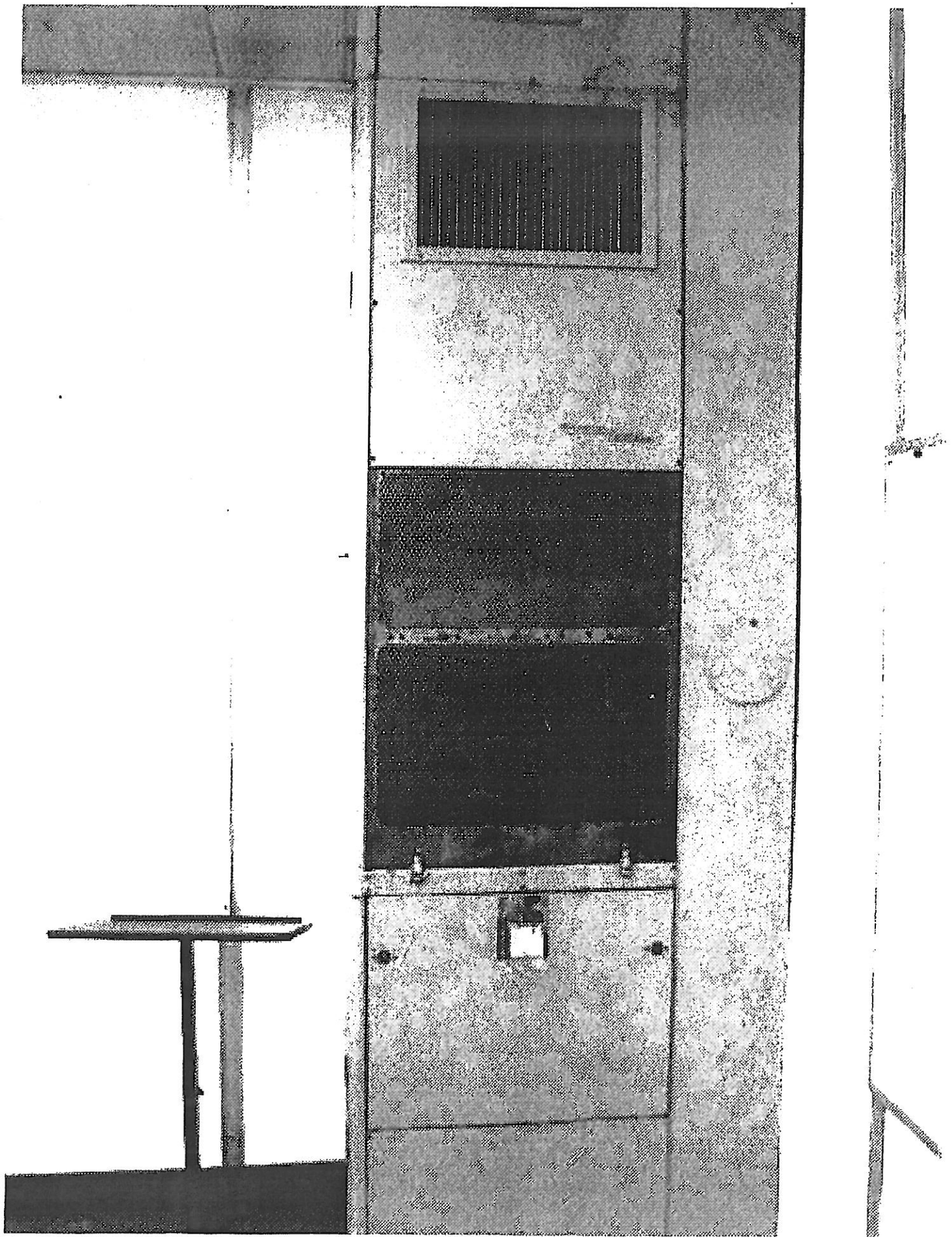


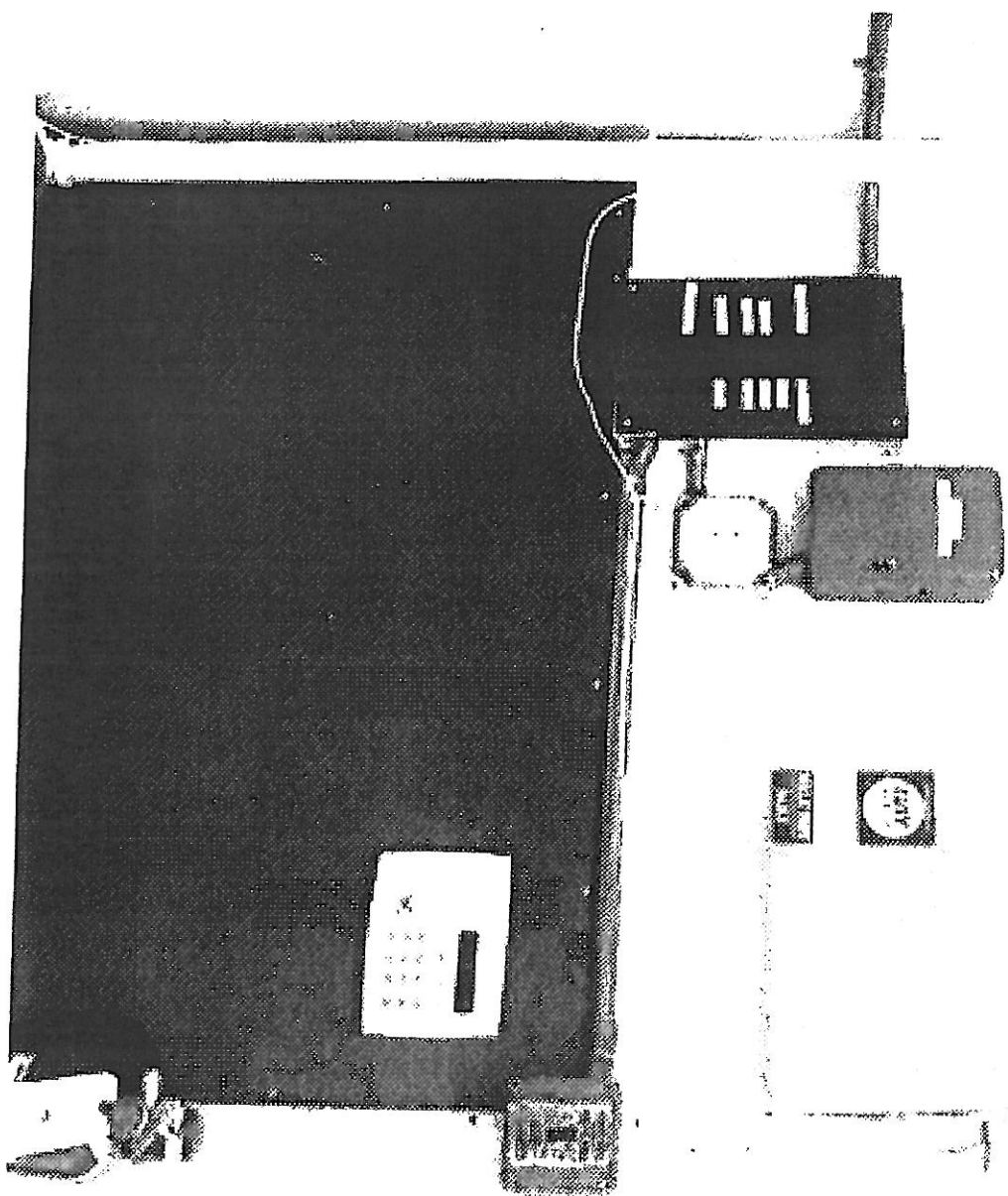
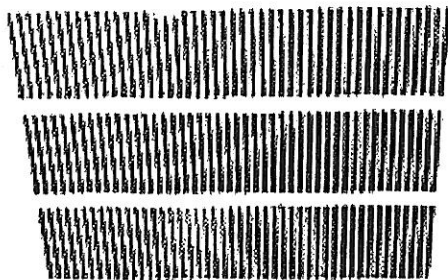




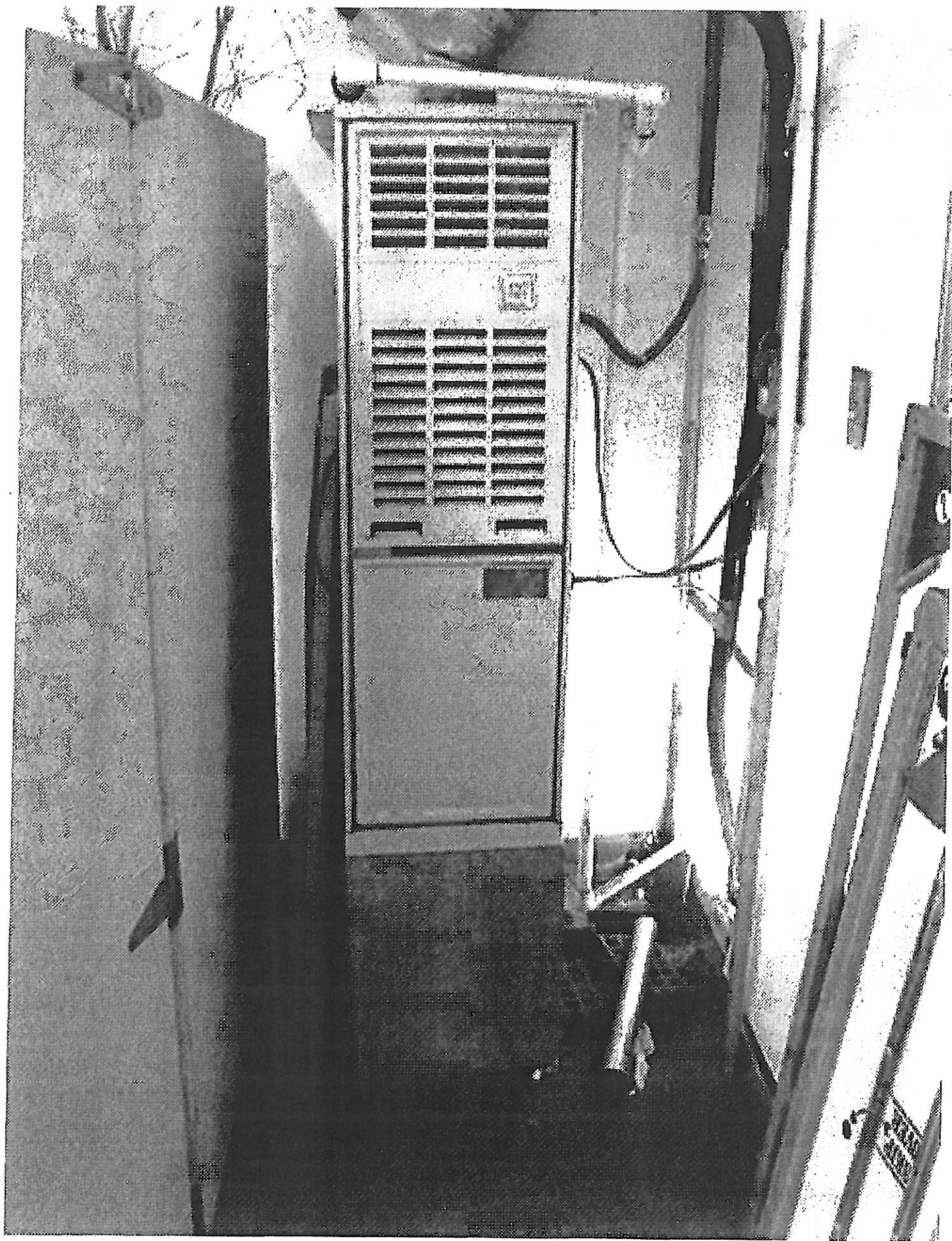


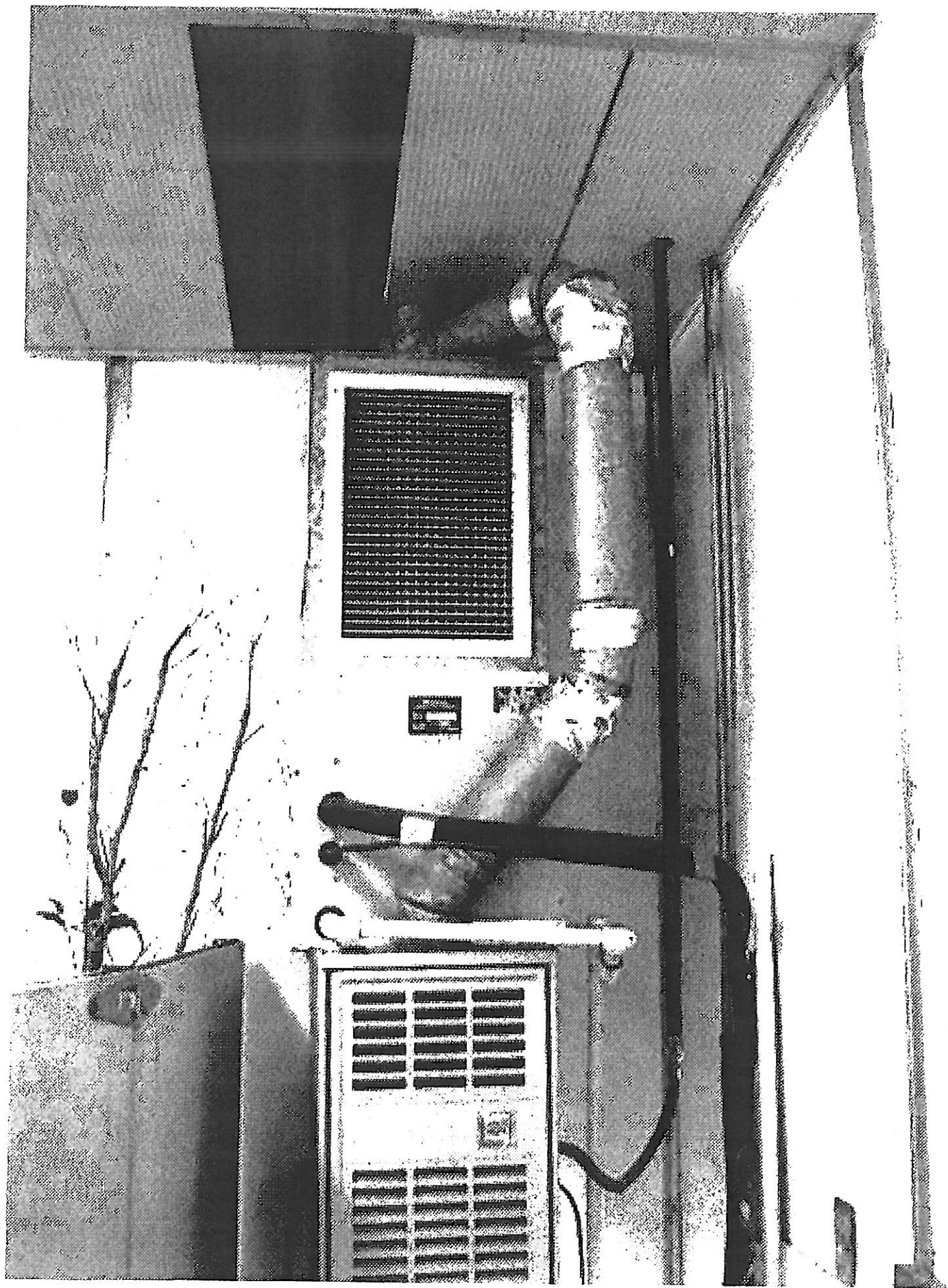


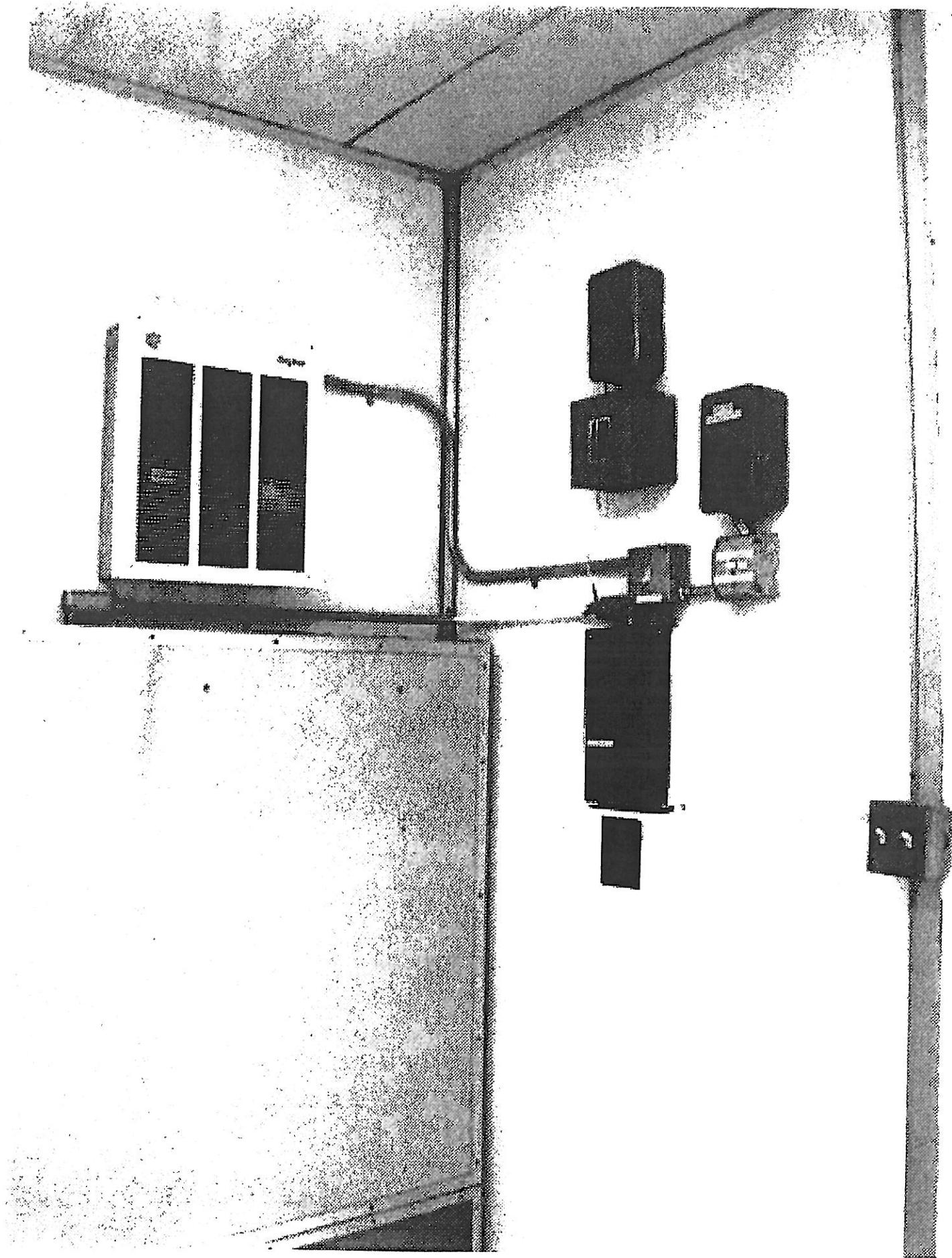


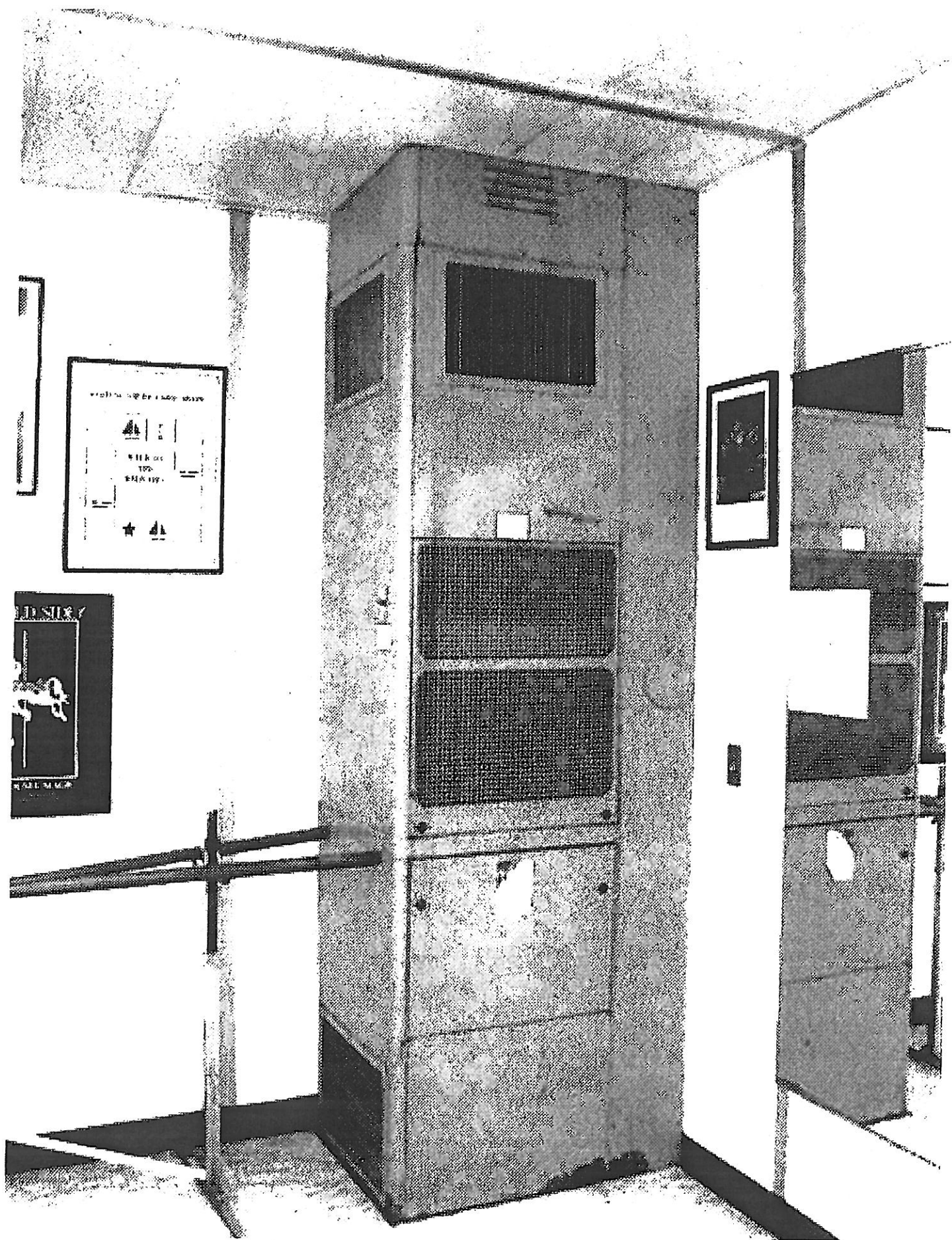


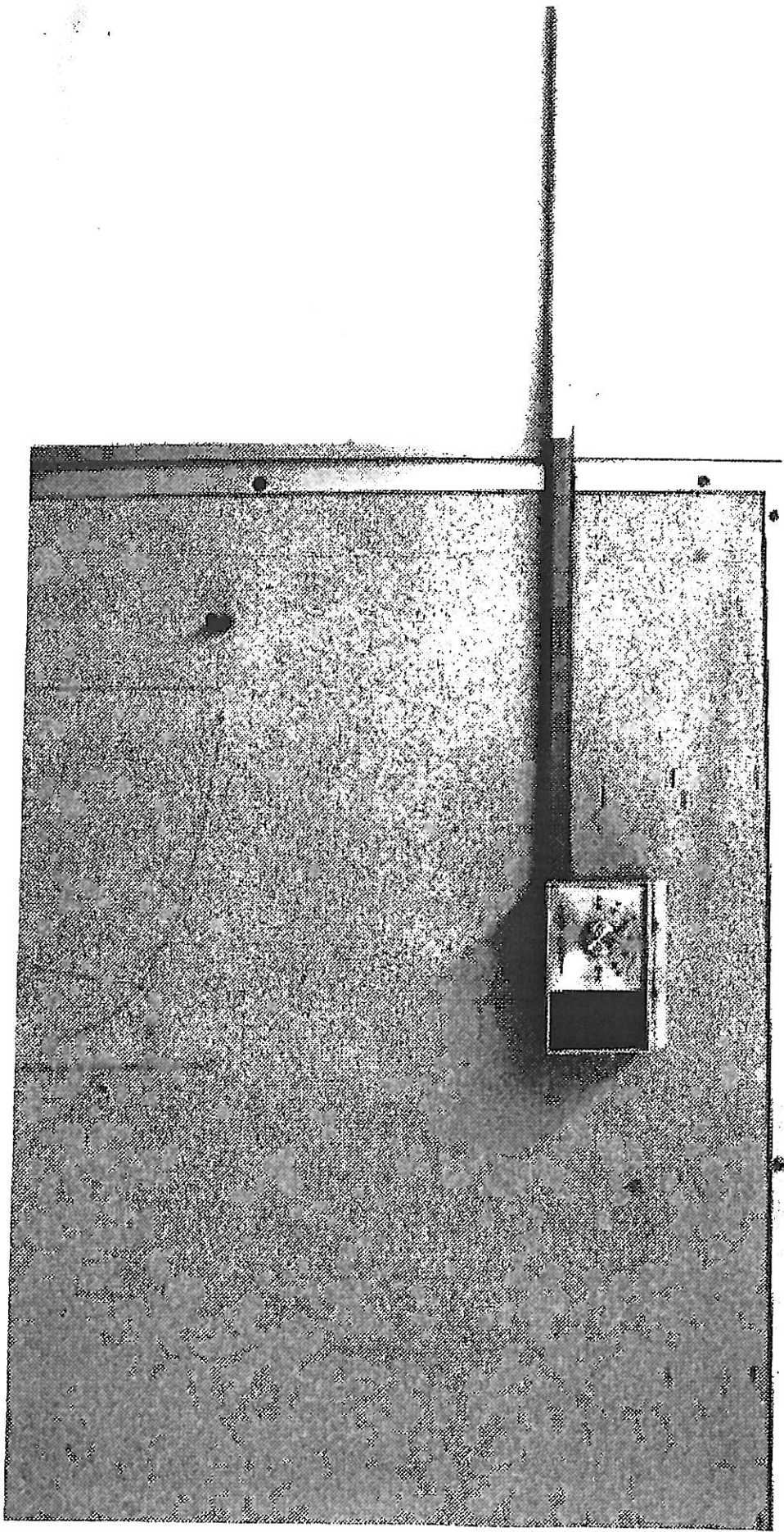


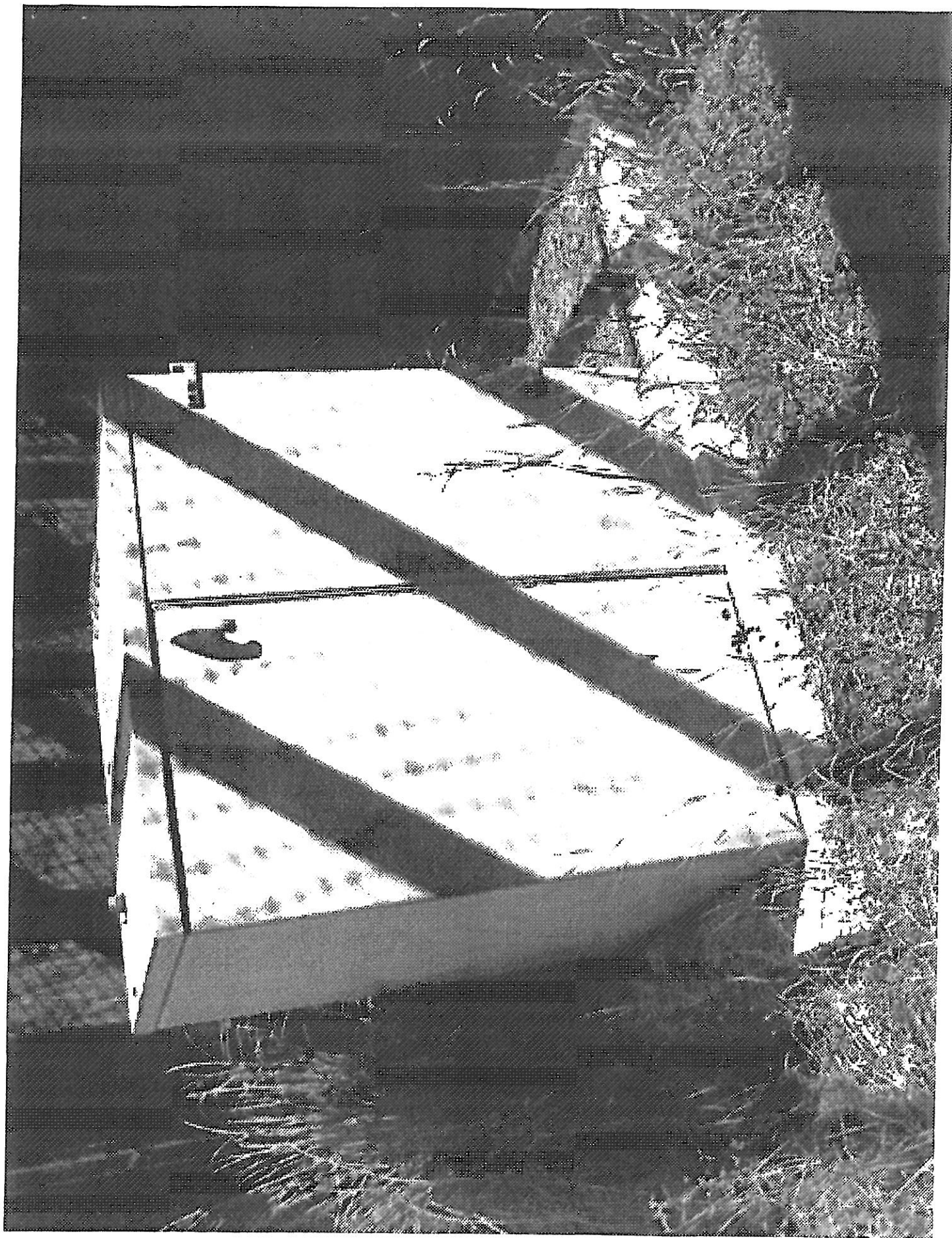


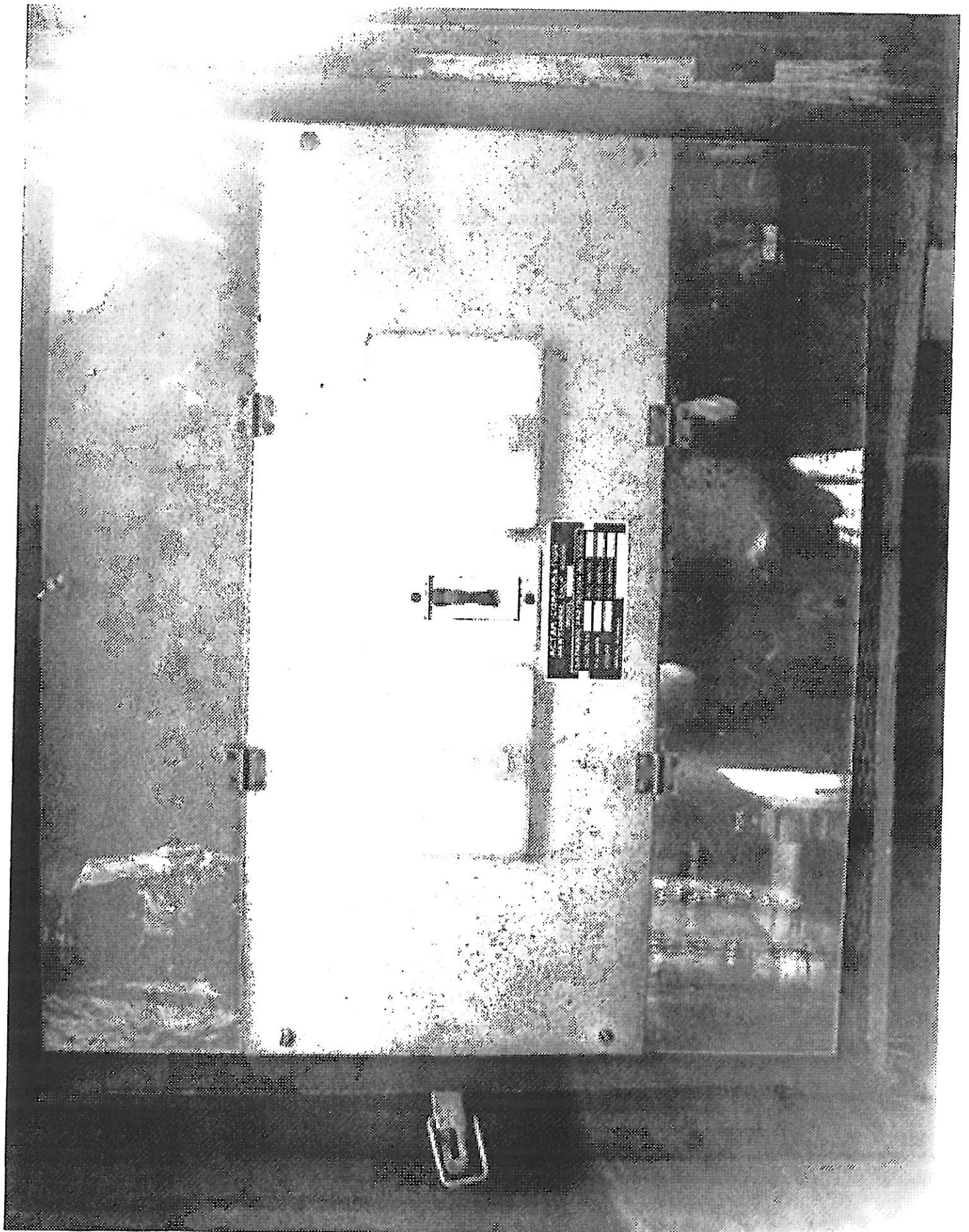


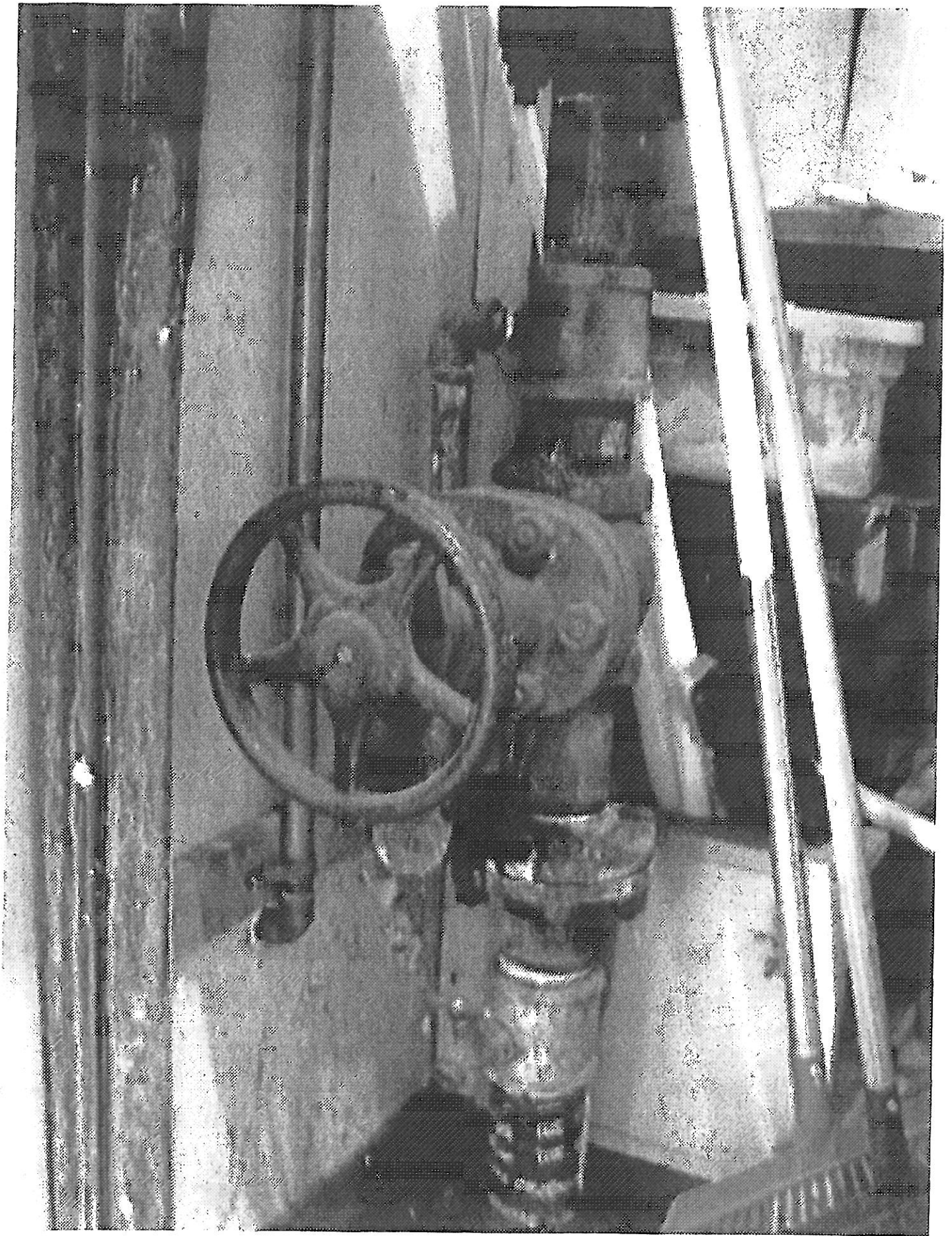














TO: Carolyn Lehr, City Manager
FROM: Joel Rojas, Community Development Director
DATE: June 29, 2011
SUBJECT: Weekly Administrative Report

Follow Up on Annenberg Project

At the June 21, 2011 City Council meeting, Staff provided the City Council with a status update on the Annenberg project. Included in the attachments to the June 21, 2011 Staff Report was a letter dated June 15, 2011 from a representative of the Annenberg Foundation (attached) asking for a meeting with the NPS Regional Director to discuss the proposed project. The letter includes a sentence that states: "The City of Rancho Palos Verdes supports our request for a meeting." A resident submitted a recent email to Staff taking exception to this sentence (attached). As explained in a follow up email to the resident (attached), the sentence was included in the letter because Staff agreed with the Annenberg Foundation that a meeting with the regional director to obtain informal input on the proposed project made sense. Since the Annenberg Foundation is contemplating changes to the project based on informal feedback received from NPS staff, Staff agreed that a meeting with the regional director would be helpful to ensure that staff and the Director are on the same page in terms of concerns raised and the effectiveness of possible project changes to meet those concerns. Also attached are email exchanges between the resident who raised the concern with the June 15, 2011 letter and Councilmen Stern and Long on this issue.

Planning Commission Follow-Up Agenda and Approved Minutes

Attached is the follow-up agenda for the Planning Commission meeting on June 28, 2011. Also attached, under separate cover, are the approved minutes for the Planning Commission meeting on May 24, 2011.

PVPLC and RPV Monthly Team Meeting Minutes

Attached, under separate cover, are the action minutes from the June 9, 2011 monthly meeting between the City and the PVPLC.

Applications of Note

Attached is a table with a summary of the applications of note that were submitted to the